



**GRASSROOTS**  
REALTY GROUP

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12055A 454 Township  
Rural Wetaskiwin No. 10, County of, Alberta

MLS # A2332887



**\$719,900**

|                  |                                                |               |                   |
|------------------|------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Byrr Anne Estate                               |               |                   |
| <b>Type:</b>     | Residential/House                              |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow               |               |                   |
| <b>Size:</b>     | 2,042 sq.ft.                                   | <b>Age:</b>   | 1999 (27 yrs old) |
| <b>Beds:</b>     | 4                                              | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad                                    |               |                   |
| <b>Lot Size:</b> | 8.82 Acres                                     |               |                   |
| <b>Lot Feat:</b> | Garden, Lawn, Many Trees, Private, See Remarks |               |                   |

|                    |                                                           |                   |                                                       |
|--------------------|-----------------------------------------------------------|-------------------|-------------------------------------------------------|
| <b>Heating:</b>    | Boiler, In Floor, Natural Gas, Propane                    | <b>Water:</b>     | Well                                                  |
| <b>Floors:</b>     | Ceramic Tile, Laminate                                    | <b>Sewer:</b>     | Septic Field, Septic Tank                             |
| <b>Roof:</b>       | Asphalt                                                   | <b>Condo Fee:</b> | -                                                     |
| <b>Basement:</b>   | Other                                                     | <b>LLD:</b>       | 22-45-1-W5                                            |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete                              | <b>Zoning:</b>    | Country Residential                                   |
| <b>Foundation:</b> | Slab                                                      | <b>Utilities:</b> | Electricity Connected, Natural Gas Connected, Heating |
| <b>Features:</b>   | Bar, Ceiling Fan(s), Kitchen Island, See Remarks, Wet Bar |                   |                                                       |

**Inclusions:** Greenhouse, chicken coop, chickens if wanted, solar system

Welcome to your private acreage retreat on just under 9 acres, offering over 2,000 sq. ft. of comfortable bungalow living surrounded by nature and endless possibilities. This unique property features 4 bedrooms, 2.5 bathrooms, a large primary bedroom with a beautiful ensuite, and an open-concept kitchen and living room perfect for everyday living and entertaining. Enjoy in-floor heating in both the home and shop, solar power, six wells, Hardie board siding, and many updates throughout. The outdoor amenities are exceptional, with private trails, ponds—including one that can be stocked with fish—a greenhouse, garden, and camping area complete with a rustic cabin. Relax or entertain on the large two-level deck with a hot tub while enjoying the peaceful surroundings. Located close to three lakes and only 10 minutes from the amenities at the Village at Pigeon Lake, this exceptional property offers privacy, recreation, and the perfect opportunity to enjoy acreage living at its best!